122.0	0006	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,194,300 / 1,194,300
					USE VALUE: 1,194,300 / 1,194,300
					ASSESSED: 1,194,300 / 1,194,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		DEVEREAUX ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STARK MARGO D/ETAL
Owner 2:	FREUNDLICH DOUGLAS
Owner 3:	
Street 1:	8 DEVEREAUX STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STARK MARGO D -
Owner 2:	-
Street 1:	8 DEVEREAUX STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1917, having primarily Stucco Exterior and 2545 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	536,900	4,000	653,400	1,194,300
Total Card	0.184	536,900	4,000	653,400	1,194,300
Total Parcel	0.184	536,900	4,000	653,400	1,194,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.27 | /Parcel: 469.2

Legal Description

User Acct 79024

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 04/21/18

!9539!

PREVIOUS ASSESSMENT

Parcel ID 122.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	536,800	4000	8,000.	653,400	1,194,200	1,194,200	Year End Roll	12/18/2019
2019	101	FV	405,100	4000	8,000.	689,700	1,098,800	1,098,800	Year End Roll	1/3/2019
2018	101	FV	405,100	4000	8,000.	508,200	917,300	917,300	Year End Roll	12/20/2017
2017	101	FV	405,100	4000	8,000.	486,400	895,500	895,500	Year End Roll	1/3/2017
2016	101	FV	405,100	4000	8,000.	450,100	859,200	859,200	Year End	1/4/2016
2015	101	FV	395,200	4000	8,000.	377,500	776,700	776,700	Year End Roll	12/11/2014
2014	101	FV	395,200	4000	8,000.	368,800	768,000	768,000	Year End Roll	12/16/2013
2013	101	FV	395,200	4000	8,000.	351,400	750,600	750,600		12/13/2012

PRINT

Date	Time
12/11/20	00:00:07

LAST REV

Date	Time
05/09/18	08:51:42
ekelly	
9539	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STARK MARGO D	31109-173		2/3/2000	Family	1	No	No	4	
COOLEDGE SARA L	25065-427		12/16/1994		379,000	No	No		Y

USER DEFINED

Prior Id # 1:	79024
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/7/2004	378	Addition	255,770	C		G6	GR FY06	14X29 RIGHT SIDE

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	Meas/Inspect	KB	Kevin B
11/22/2008	Meas/Inspect	345	PATRIOT
3/21/2005	Permit Visit	BR	B Rossignol
3/18/2005	Fieldrev-Chg	BR	B Rossignol
3/18/2005	OWNR INFO	BR	B Rossignol
11/10/2000	Inspected	264	PATRIOT
11/3/2000	Hearing Chag	264	PATRIOT
12/4/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	90.	0.91	10			View	10					653,400						653,400	

Total AC/HA: 0.18365 | Total SF/SM: 8000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 653,400 | Spl Credit | Total: 653,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06257367
Const Adj.:	1.00989902
Adj $ / SQ:	134.137
Other Features:	93143
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	601899
Depreciation:	65005
Depreciated Total:	536894

COMMENTS

OF=TOILET IN BMT SINK IN BSMT. JTUB IN SECOND FL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	3	Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

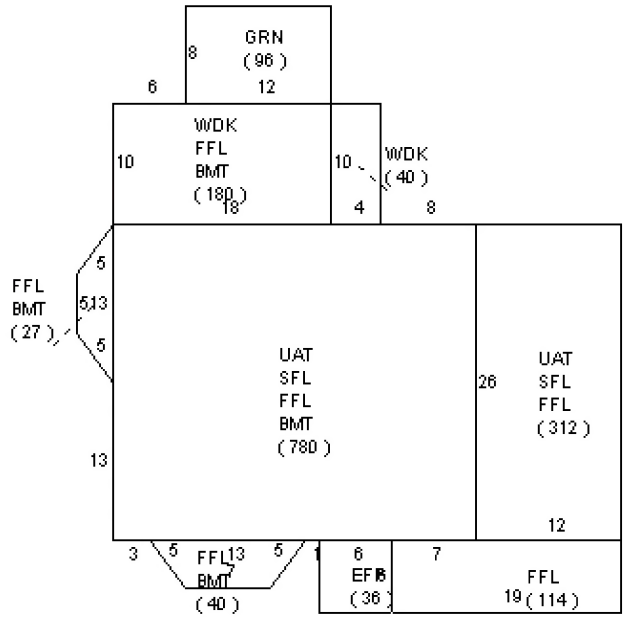
No Unit	RMS	BRS	FL
1	10	3	
Totals			
1	10	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.31
Special Features:	0	Val/Su Net:	127.92
Final Total:	536900	Val/Su SzAd	210.96

SKETCH



SUB AREA

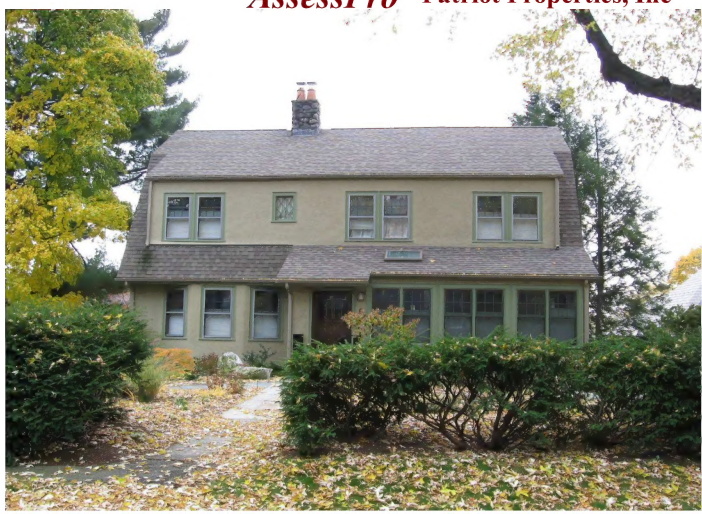
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,453	134.140	194,900
SFL	Second Floor	1,092	134.140	146,477
BMT	Basement	1,027	40.240	41,327
UAT	Upper Attic	273	53.650	14,648
WDK	Deck	220	10.650	2,343
GRN	Greenhouse	96	20.410	1,959
EFP	Enclos Porch	36	73.320	2,639
	Net Sketched Area:	4,197	Total:	404,293
Size Ad	2545	Gross Are	5016	FinArea 2545

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 122.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	FR	1920	21.94	T	50	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000